Hello,

As a resident of Stratford Road, I am writing in opposition to MX PUD 26-1. This developer has repeatedly changed the plans for what was originally promoted as the “Gateway to Delaware,” yet there appears to be little accountability. Businesses such as Bojangles, Sheetz, and vape stores do not reflect the character or vision one would expect for a true gateway into our city.

It is extremely frustrating that a developer can purchase land in Delaware with one proposed plan, only for the City to continually allow rezoning and significant changes to that plan. What is now Mill23 was originally intended to consist of small homes designed to blend with the historic homes along Stratford Road. Instead, this development has drastically increased traffic on Stratford Road and along US 23.

Given the existing traffic concerns and studies surrounding US 23, it is difficult to understand how adding 500 more apartments would improve the situation. On the contrary, this will almost certainly worsen traffic congestion and create additional safety issues. The only explanation seems to be that the City is allowing this developer to proceed without meaningful consideration of the long-term impacts on residents.

If proposed changes to US 23 occur, such as the removal of stop lights, traffic will inevitably be redirected onto Stratford Road. This would have serious consequences for both residents and the Olentangy River corridor. We already see people disrespecting this natural area, and it is alarming to consider the impact of an additional 1,000 or more vehicles traveling through this sensitive environment between two large apartment complexes.

I urge those in office to take a stand against unchecked development, to protect the residents of Delaware, preserve the historic Stratford neighborhood, and safeguard the Olentangy River.

Thank you,

Evan Fallon

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